State of Nevada
Department of Health & Human Services
Division of Child & Family Services
Southern Nevada Child & Adolescent Services
Facility Condition Analysis

SOUTHERN NEVADA CHILD & ADOLESCENT SERVICES

6171 West Charleston Blvd.
Las Vegas, Nevada 89146

Site Number: 9991
STATE OF NEVADA PUBLIC WORKS DIVISION
FACILITY CONDITION ANALYSIS

Report Printed in August 2013

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The Facility Condition Analysis Program was created under the authority found in NRS 341.201. The State Public Works Division develops this report using cost estimates based on contractor pricing which includes materials, labor, location factors and profit and overhead. The costs of project design, management, special testing and inspections, inflation and permitting fees are not included. Cost estimates are derived from the R.S. Means Cost Estimating Guide and from comparable construction costs of projects completed by SPWD project managers.

The deficiencies outlined in this report were noted from a visual survey. This report does not address routine maintenance needs. Recommended projects do not include telecommunications, furniture, window treatments, space change, program issues, or costs that could not be identified or determined from the survey and available building information. If there are buildings without projects listed, this indicates that only routine maintenance needs were found. This report considers probable facility needs for a 10 year planning cycle.

This report is not a guarantee of funding and should not be used for budgeting purposes. This report is a planning level document for agencies and State Public Works Division to assess the needs of the Building and/or Site and to help support future requests for ADA upgrades / renovations, Capital Improvement Projects and maintenance. The final scope and estimate of any budget request should be developed by a qualified individual. Actual project costs will vary from those proposed in this report when the final scope and budget are developed.

Establishing a Facility Condition Needs Index (FCNI) for each building

The FCA reports identify maintenance items and establish construction cost estimates. These costs are summarized at the end of the report and noted as construction costs per square foot. A FCNI is commonly used by facility managers to make a judgment whether to recommend whole replacement of facilities, rather than expending resources on major repairs and improvements. The FCNI is a ratio between the proposed facility upgrade costs and facility replacement costs (FRC). Those buildings with indices greater than .50 or 50% are recommended to be considered for complete replacement.

Class Definitions

PRIORITY CLASS 1 - Currently Critical (Immediate to Two Years)

Projects in this category require immediate action to return a facility to normal operation, stop accelerated deterioration, correct a fire/life safety hazard, or correct an ADA requirement.

PRIORITY CLASS 2 - Necessary - Not Yet Critical (Two to Four Years)

Projects in this category include conditions requiring appropriate attention to preclude predictable deterioration or potential downtime and the associated damage or higher costs if deferred further.

PRIORITY CLASS 3 - (Four to Ten Years)

Projects in this category include items that represent a sensible improvement to existing conditions. These items are not required for the most basic function of a facility; however, Priority 3 projects will either improve overall usability and/or reduce long-term maintenance.

Site number: 9991

Facility Condition Needs Index Report

Index #	Building Name	Sq. Feet	Yr. Buil	Survey Date	Cost to Repair: P1	Cost to Repair: P2	Cost to Repair: P3	Total Cost to Repair	Cost to Replace	FCNI
0363	#16 EARLY CHILDHOOD SERVICES	3024	1995	10/17/2012	$56,336	$101,240	$0	$157,576	$453,600	35%
	6171 West Charleston Blvd. Las Vegas									
0354	#7 WEST NBHD FAMILY SERVICES CENTER	12500	1974	10/17/2012	$10,000	$574,500	$62,500	$647,000	$3,750,000	17%
	6171 West Charleston Blvd. Las Vegas									
1993	#15 WEST NEIGHBORHOOD FAMILY SERVICES	6580	1981	10/17/2012	$140,410	$156,900	$32,900	$330,210	$1,974,000	17%
	6171 West Charleston Blvd. Las Vegas									
1991	#13 RESIDENTIAL UNIT	4610	1981	10/17/2012	$96,800	$92,550	$23,050	$212,400	$1,383,000	15%
	6171 West Charleston Blvd. Las Vegas									
1992	#14 RESIDENTIAL UNIT	4610	1981	10/17/2012	$93,600	$90,050	$23,050	$206,700	$1,383,000	15%
	6171 West Charleston Blvd. Las Vegas									
0359	#8 ADMINISTRATION / OFFICE FACILITY	5200	1981	10/17/2012	$144,800	$82,650	$0	$227,450	$1,560,000	15%
	6171 West Charleston Blvd. Las Vegas									
0358	#12 RESIDENTIAL PROGRAMS SOCIAL SERVICES	9265	1981	10/17/2012	$148,150	$128,150	$0	$276,300	$2,779,500	10%
	6171 West Charleston Blvd. Las Vegas									
0357	#11 RESIDENTIAL UNIT	9265	1981	10/17/2012	$101,900	$134,050	$20,000	$255,950	$2,779,500	9%
	6171 West Charleston Blvd. Las Vegas									
0356	#10 WRAPAROUND	4000	1974	10/17/2012	$63,300	$41,500	$0	$104,800	$1,200,000	9%
	6171 West Charleston Blvd. Las Vegas									
1995	POOLHOUSE / STORAGE	836	1981	10/17/2012	$0	$10,360	$0	$10,360	$125,400	8%
	6161 West Charleston Blvd. Las Vegas									
0355	#9 FISCAL / PAYROLL SERVICES	4000	1974	10/17/2012	$13,300	$56,500	$0	$69,800	$1,200,000	6%
	6171 West Charleston Blvd. Las Vegas									
1994	#17 DESERT WILLOW TREATMENT CENTER	58400	1998	10/17/2012	$103,500	$731,500	$0	$835,000	$18,980,000	4%
	6171 West Charleston Blvd. Las Vegas									
9991	SNCAS SITE			10/17/2012	$7,500	$326,500	$0	$334,000	$0	0%
	6171 West Charleston Blvd. Las Vegas									
	Report Totals.....:	**122,290**			**$979,596**	**$2,526,450**	**$161,500**	**$3,667,546**	**$37,568,000**	**10%**

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SNCAS SITE

BUILDING REPORT

Southern Nevada Child and Adolescent Services (SNCAS) provides mental health services to children, adolescents and their families. The site is comprised of 12 structures, paved parking, access roads, sidewalks and turf and trees in the landscaped areas. The property is generally in good condition and appears to be well maintained. The site is served by natural gas, electrical, and city water and sewer services. There is a paved parking area with ADA compliant parking spaces and signage located in a couple of areas for the public and employees.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $7,500**

Currently Critical **Immediate to Two Years**

Project Index #: 9991ADA2

SIDEWALK REPAIRS **Construction Cost $7,500**

The Americans with Disabilities Act (ADA) provides for accessibility to sites and services for people with physical limitations. The concrete sidewalks around the site do not meet ADA requirements and are in need of repairs. Settling, spalling and cracking have created elevation changes or gaps that are non-ADA compliant. This project would provide for removing the damaged sections of concrete and replacing them with new concrete. 500 SF of 4" thick P.C. concrete sidewalk was used for this estimate. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $326,500**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 9991SIT1

CRACK FILL & SEAL ASPHALT PAVING **Construction Cost $24,000**

It is important to maintain the asphalt concrete paving on the site. This project would provide for minor crack filling and sealing of the parking lot east of Building #15. Striping is included in this estimate. This project should be scheduled on a 5 year cyclical basis to maintain the integrity of the paving and prevent premature failure. 40,000 square feet of asphalt area was used to generate this estimate.
This project or a portion thereof was previously recommended in the FCA report dated 02/21/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/17/2012.

Project Index #: 9991SEC1

DOOR HARDWARE REPLACEMENT **Construction Cost $300,000**

The door handles and locking mechanisms on the interior and exterior doors across the site are due for replacement. Staff has had continuous problems with the hardware and there is no common system between the buildings which requires an enormous number of keys to access all of the buildings. This project would provide for the replacement of the hardware on all of the doors. Removal and disposal of the existing hardware is included in this estimate. The estimate was provided by the maintenance staff who have procured a quote for this work.

Project Index #: 9991ENV1

PEST CONTROL **Construction Cost $2,500**

There are numerous stray rabbits that have taken up residence throughout the site. The rabbits cause many problems including digging holes that people trip in, damaging the landscaping including eating the plants, leaving droppings all over the campus and possibly spreading diseases. Due to these issues, this project provides for removal of the rabbits and clean up of the droppings by a licensed pest control business.

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$7,500**
Priority Class 2:	**$326,500**
Priority Class 3:	**$0**
Grand Total:	**$334,000**

POOLHOUSE / STORAGE

BUILDING REPORT

The Pool house / Storage building is a wood framed structure with a painted stucco exterior and a mission style tile roof. This facility contained Men's and Women' restrooms and equipment storage for the pool which no longer exists. It is now used as storage and is in fair to good shape.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $10,360**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 1995EXT1

EXTERIOR FINISHES

Construction Cost $4,180

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is power washing, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. This project or a portion thereof was previously recommended in the FCA report dated 02/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/17/2012.

Project Index #: 1995INT1

INTERIOR FINISHES

Construction Cost $4,180

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion thereof was previously recommended in the FCA report dated 02/22/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/17/2012.

Project Index #: 1995EXT2

WINDOW REPLACEMENT

Construction Cost $2,000

The windows are original, single pane construction in metal frames. These older windows are drafty and at least one of them is broken. This project recommends replacing the windows with dual pane units. This estimate is for the replacement of 4 units. Removal and disposal of the existing windows is included in this estimate.

BUILDING INFORMATION:

Gross Area (square feet):	**836**
Year Constructed:	**1981**
Exterior Finish 1:	**100 % Painted Stucco / EIFS**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % S-2**
IBC Occupancy Type 2:	**%**
Construction Type:	**Wood Framing**
IBC Construction Type:	**V-B**
Percent Fire Supressed:	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$0**	**Project Construction Cost per Square Foot:**	**$12.39**
Priority Class 2:	**$10,360**	**Total Facility Replacement Construction Cost:**	**$125,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$150**
Grand Total:	**$10,360**	**FCNI:**	**8%**

#17 DESERT WILLOW TREATMENT CENTER

BUILDING REPORT

The Desert Willow Treatment Center building is a steel and CMU framed structure with a single-ply roof on a concrete slab-on-grade foundation. The exterior is CMU and painted IEFS and the interior is painted gypsum board. This facility provides inpatient care and support services for the developmentally disabled. There are Men's and Women's ADA compliant restrooms, a main lobby, storage rooms, administration offices, maintenance offices and a mechanical room which has a chiller, 2 boilers, and the water treatment system. The cooling tower, installed in 2012 is located just outside of the mechanical room. It has a fire alarm and sprinkler system and is well maintained.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $103,500**

Currently Critical **Immediate to Two Years**

Project Index #: 1994SEC1

SECURITY CARD ACCESS UPGRADE **Construction Cost $87,500**

This building is equipped with a security control system that is outdated and should be scheduled for immediate replacement. Problems exist with the door control panel and door access readers for the client rooms and access doors. The "Checkpoint" system is over ten years old and it is increasingly difficult to find replacement parts and experienced repairmen to service the equipment. Due to the security level of the facility it is imperative that a new system is installed for the safety of the staff, clients and the public. This project addresses replacement of the control panels, computer software and approximately 35 door access card readers.

Project Index #: 1994SFT1

SEISMIC GAS SHUT-OFF VALVE INSTALLATION **Construction Cost $4,000**

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping just prior to entering the building. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.
This project or a portion thereof was previously recommended in the FCA report dated 02/21/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/17/2012.

Project Index #: 1994HVA2

WATER TREATMENT **Construction Cost $12,000**

The chemical water treatment systems for the cooling tower, the chillers and the boilers were not operating at the time of the survey. This project would provide for a chemical treatment program including an updated chemicals control system, service and employee training provided by a qualified water treatment vendor. The annual maintenance fee charged by the water treatment vendor would be determined after an investigation of the water system is complete. These annual costs are not included in this project cost. For budgeting purposes, a $12,000 fee is suggested.
This project or a portion thereof was previously recommended in the FCA report dated 02/21/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/17/2012.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $731,500**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 1994SIT4

COURTYARD IMPROVEMENTS **Construction Cost $20,000**

The building and courtyard walls have considerable damage to the concrete masonry units (CMU) from lawn sprinklers wetting the CMU and poor drainage. Four of the five courtyards are due to be re-worked in order to prevent further damage. This project would remove the turf within three feet of the CMU walls, adjust the sprinklers so they do not wet the walls and re-grade or install French drains to ensure proper drainage out of the courtyards.

Project Index #: 1994ENR1

DIRECT DIGITAL CONTROL SYSTEM FOR HVAC UPGRADE **Construction Cost $85,000**

Presently the building has an older direct digital control (DDC) system for the HVAC system. The current Schneider system was an upgrade from the original Yamas system. The original Yamas equipment is failing and does not integrate well with the new Schneider software. A new comprehensive system of software and equipment is due to be installed. The new system should allow starting of equipment, monitoring of status, monitoring of space temperatures, monitoring and control of hot and chilled water temperatures, and similar typical centrally controlled elements. Detailed control of the individual elements of the buildings systems can yield tremendous benefits based upon the reported operating hours coupled with varying occupancy loads. The system should include a microprocessor control center which monitors and manages all components of the buildings HVAC system. The system should also have the capability of controlling other building systems (such as lighting, alarms, etc.) and of communicating with the central management system for the campus.

Project Index #: 1994EXT3

EXTERIOR DOOR REPLACEMENT **Construction Cost $7,500**

Some of the exterior metal doors are damaged from age and general wear and tear and have reached the end of their expected life. They are warped and do not open and close smoothly and have problems with the locking mechanisms. This project would provide for the replacement of five door assemblies with new metal doors, frames and hardware. Removal and disposal of the existing doors is included in this estimate.

Project Index #: 1994EXT1

EXTERIOR FINISHES **Construction Cost $292,000**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost are cleaning and sealing the concrete masonry units and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be sealed and caulked in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.
This project or a portion thereof was previously recommended in the FCA report dated 02/21/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/17/2012.

Project Index #: 1994SIT3

GATE OPERATOR REPLACEMENT **Construction Cost $10,000**

The site has an automatic vehicle access gate to control access into the maintenance yard. The gate operator has been malfunctioning and has difficulty opening and closing the gate and is usually left open due to its problematic operation. This project recommends replacing the gate operator with a high quality operator that can handle heavy traffic as well as servicing the gates and related hardware to ensure prolonged operation. The new gate operator is required to meet UL Standard 325, per NRS 405.270.

Project Index #: 1994INT1

INTERIOR FINISHES **Construction Cost $292,000**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.
This project or a portion thereof was previously recommended in the FCA report dated 02/21/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/17/2012.

Project Index #: 1994SIT2

SITE DRAINAGE UPGRADES **Construction Cost $25,000**

The building has drainage problems mainly on the north side where grade does not properly slope away from the building and drain pipes get clogged. The rain accumulates in several areas adjacent to the building, creating a water problem which infiltrates the interior during inclement weather. It is unknown where the drainage pipes attached to the downspouts lead to after they leave the building, but they get backed up and overflow near the building. This project would create positive flow away from the buildings by re-grading, paving, installing additional drainage swales as needed and scoping the drain pipes to determine why they back up.

This project or a portion thereof was previously recommended in the FCA report dated 02/21/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/17/2012.

BUILDING INFORMATION:

Gross Area (square feet):	**58,400**
Year Constructed:	**1998**
Exterior Finish 1:	**80 % Concrete Masonry U**
Exterior Finish 2:	**20 % Painted Stucco / EIFS**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % I-2**
IBC Occupancy Type 2:	**%**
Construction Type:	**Concrete Masonry Units & Steel Framing**
IBC Construction Type:	**III-A**
Percent Fire Supressed:	**100 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$103,500**	**Project Construction Cost per Square Foot:**	**$14.30**
Priority Class 2:	**$731,500**	**Total Facility Replacement Construction Cost:**	**$18,980,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$325**
Grand Total:	**$835,000**	**FCNI:**	**4%**

#15 WEST NEIGHBORHOOD FAMILY SERVICES

BUILDING REPORT

The West Neighborhood Family Services building is a wood framed structure with a single-ply and clay tile roof on a concrete slab-on-grade foundation. The exterior is painted stucco and the interior is painted gypsum board. The facility is not fully ADA compliant including entrance and restrooms. The building has two roof mounted HVAC units and also has heat detectors, but no fire alarm or fire sprinkler system.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $140,410**

Currently Critical **Immediate to Two Years**

Project Index #: 1993ADA3

ACCESSIBLE ENTRANCE RAMP **Construction Cost $35,000**

The building is lacking an accessible entrance into the building. The building offers a program to the public. This building is required to have an accessible entrance per the Americans with Disabilities Act (ADA) regulations. This project would provide for an accessible ramp to access the building. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

Project Index #: 1993ADA2

ADA RESTROOM UPGRADE **Construction Cost $2,000**

The designated unisex ADA accessible restroom is not fully compliant. The flush handle is on the wrong side, the faucet controls are not compliant and the sink location is not compliant. A partial retrofit is necessary. This project would provide funding to bring the restroom into full ADA compliance. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

Project Index #: 1993SFT5

EXIT SIGN AND EGRESS LIGHTING UPGRADE **Construction Cost $3,290**

The emergency egress lighting is insufficient and the exit signs do not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems as well as emergency egress lighting to provide illumination along the egress route. IBC - 2012 Chapter 10 was referenced for this project.

Project Index #: 1993EXT3

EXTERIOR DOOR REPLACEMENT **Construction Cost $4,000**

The existing exterior door in the storefront entrance is original to the building. It is damaged from age and general wear and tear and does not function properly. This project would provide for the replacement and installation of a new metal door, frame and ADA compliant hardware. Removal and disposal of the existing door is included in this estimate.

Project Index #: 1993SFT4

FIRE SUPPRESSION SYSTEM INSTALLATION **Construction Cost $92,120**

The building is a B occupancy per the 2012 IBC. Pursuant to the Nevada State Fire Marshal Regulation, NAC 477.915 (c) states, that every building owned or occupied by the state which is designated as a B occupancy, or has a floor area greater than 12,000 square feet on any floor or 24,000 square feet on all floors or is an R-1 or R-2 occupancy, must have sprinklers installed when the building is remodeled or an addition is proposed. This project would provide funding for the installation of a fire sprinkler system and backflow prevention in the event the building is remodeled or an addition is undertaken.
This project or a portion thereof was previously recommended in the FCA report dated 02/21/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/17/2012.

Project Index #: 1993SFT3

SEISMIC GAS SHUT-OFF VALVE INSTALLATION **Construction Cost $4,000**

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping just prior to entering the building. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.
This project or a portion thereof was previously recommended in the FCA report dated 02/21/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/17/2012.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $156,900**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 1993EXT1

EXTERIOR FINISHES **Construction Cost $32,900**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is power washing, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.
This project or a portion thereof was previously recommended in the FCA reports dated 06/19/1998 and 02/21/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/17/2012.

Project Index #: 1993ENR2

HVAC EQUIPMENT REPLACEMENT **Construction Cost $48,000**

Four of the HVAC roof top units were recently replaced, the remaining four are more than 20 years old and should be scheduled for replacement. They are not energy efficient and have reached the end of their expected and useful life. This project would provide for installation of four new HVAC packaged units and cleaning of the existing duct work and grilles. This project includes removal and disposal of the existing HVAC units and all required connections to utilities.
This project or a portion thereof was previously recommended in the FCA report dated 02/21/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/17/2012.

Project Index #: 1993INT3

RESTROOM REMODEL **Construction Cost $10,000**

The non-ADA restroom in the building has older fixtures, finishes and cabinets. It is original to the building and is due for a complete remodel. This project would provide for a complete remodel of the restroom fixtures, cabinets, hardware, floor and wall finishes.

Project Index #: 1993EXT4

ROOF REPLACEMENT **Construction Cost $66,000**

The roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 20 years. The roof warranty expires at the end of the same time frame. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. The current roofing system was installed in 1993. It is recommended that the single-ply membrane on this building be re-roofed in the next 2-3 years to be consistent with the roofing program and the end of the warranty period. The clay tile roofing is not included in this estimate.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $32,900**

Long-Term Needs **Four to Ten Years**

Project Index #: 1993INT1

INTERIOR FINISHES **Construction Cost $32,900**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

BUILDING INFORMATION:

Gross Area (square feet):	**6,580**
Year Constructed:	**1981**
Exterior Finish 1:	**100 % Painted Stucco / EIFS**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % B**
IBC Occupancy Type 2:	**%**
Construction Type:	**Wood framing**
IBC Construction Type:	**V-B**
Percent Fire Supressed:	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$140,410**	**Project Construction Cost per Square Foot:**	**$50.18**
Priority Class 2:	**$156,900**	**Total Facility Replacement Construction Cost:**	**$1,974,000**
Priority Class 3:	**$32,900**	**Facility Replacement Cost per Square Foot:**	**$300**
Grand Total:	**$330,210**	**FCNI:**	**17%**

#14 RESIDENTIAL UNIT

BUILDING REPORT

The #14 Residential Unit building is a wood framed structure with a single-ply and clay tile roof on a concrete slab-on-grade foundation. The facility is designed as an inpatient residence complete with bedrooms, bathrooms, kitchens, living and dining areas. The building has 4 roof mounted HVAC units, some smoke detectors and a fire sprinkler system. The facility is not ADA compliant.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $93,600**

Currently Critical **Immediate to Two Years**

Project Index #: 1992ADA2

ADA DOOR HARDWARE REPLACEMENT **Construction Cost $9,600**

The 2010 ADA Standards for Accessible Design states that handles, pulls, latches, locks and other operable parts on doors and gates shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force to activate operable parts shall be 5 pounds maximum. It is recommended that proper lever hardware be installed on all of the interior and exterior doors in this building to meet these requirements. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and sections 309.4 and 404.2.7 of the 2010 ADA Standards For Accessible Design were used as a reference for this project.
This project or a portion thereof was previously recommended in the FCA report dated 02/21/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/17/2012.

Project Index #: 1992ADA6

ADA KITCHEN REMODEL **Construction Cost $30,000**

The two kitchens in the building are original to the building. The quality of construction and installation were inadequate for the high usage at this facility, and the cabinets and countertops are delaminating and failing. This project recommends the replacement of the existing kitchen countertops, cabinets, and associated equipment with heavy duty, quality components. The cabinets should be finished inside and outside with a melamine or similar finish which encapsulates the door, frame, and shelving. The countertops should be constructed of a highly durable product, such as stainless steel, over a moisture resistant underlayment to minimize swelling and damage from water exposure. ADA compliance according to NRS 338.180, IBC - 2012, ICC/ANSI A117.1 - 2009 and the most current version of the ADA Standards For Accessible Design should be incorporated into the design such as providing an accessible sink. This estimate includes removal and disposal of the existing materials.

Project Index #: 1992ADA4

ADA RESTROOM REMODEL **Construction Cost $40,000**

The building does not have an accessible restroom. The existing restrooms do not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit of two restrooms is necessary. This project would provide funding for construction of two unisex accessible restrooms. These items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.
This project or a portion thereof was previously recommended in the FCA report dated 02/21/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/17/2012.

Project Index #: 1992ADA3

ADA SIGNAGE **Construction Cost $3,000**

Americans with Disabilities Act (ADA) regulations pertaining to building access has established building signage criteria for permanent spaces in buildings. The criteria includes: sign mounting heights and locations; character heights and proportions; raised and Braille characters/pictograms; and sign contrast and finish. The signage in this facility does not comply with this criteria. It is recommended that applicable signage be installed where required. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.
This project or a portion thereof was previously recommended in the FCA report dated 02/21/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/17/2012.

Project Index #: 1992ADA5

DUAL LEVEL DRINKING FOUNTAIN INSTALLATION **Construction Cost $2,000**

This building contains a water fountain that is not ADA compliant. The 2012 IBC Section 1109.5 states where drinking fountains are provided on an exterior site, on a floor or within a secured area, no fewer than two drinking fountains shall be provided. One shall comply with the requirements for people who use a wheelchair and one shall comply with the requirements for standing persons. This project would provide funding for the purchase and installation of two drinking fountains to meet the ADA requirements.

Project Index #: 1992SFT5

FIRE RATED CEILING REPAIRS **Construction Cost $5,000**

The fire rated ceilings in the two mechanical equipment closets are damaged and should be scheduled for immediate repairs. Penetrations have been made in the one hour fire rated assemblies when new equipment or utility lines are installed which compromises the fire protection design of the building. This project would provide for the removal of the remaining gypsum board ceiling and installation of new 5/8" type X fire rated gypsum board including taping and fire proofing all ceiling penetrations to provide a one hour fire rated ceiling assembly. Taping, texture and paint are included in this estimate.

Project Index #: 1992SFT3

SEISMIC GAS SHUT-OFF VALVE INSTALLATION **Construction Cost $4,000**

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping just prior to entering the building. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.
This project or a portion thereof was previously recommended in the FCA report dated 02/21/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/17/2012.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $90,050**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 1992EXT2

EXTERIOR FINISHES **Construction Cost $23,050**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is power washing, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.
This project or a portion thereof was previously recommended in the FCA reports dated 06/22/1998 and 02/21/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/17/2012.

Project Index #: 1992EXT7

ROOF REPLACEMENT **Construction Cost $42,000**

The roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 20 years. The roof warranty expires at the end of the same time frame. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. The current roofing system was installed in 1992. It is recommended that the single-ply membrane on this building be re-roofed in the next 2-3 years to be consistent with the roofing program and the end of the warranty period. The clay tile roofing is not included in this estimate.
This project or a portion thereof was previously recommended in the FCA report dated 02/21/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/17/2012.

Project Index #: 1992PLM2

WATER TREATMENT SYSTEM INSTALLATION **Construction Cost $25,000**

The existing plumbing and HVAC systems are not equipped with a water treatment system. Failure to treat the water causes wear and tear on the domestic water supply lines, plumbing fixtures and HVAC equipment. This project would provide for the purchase and installation of water softeners/ treatment systems to serve all of the mechanical and plumbing equipment. This project would also provide for a chemical treatment program including an updated chemicals control system, service and employee training provided by a qualified water treatment vendor. The annual maintenance fee charged by the water treatment vendor would be determined after an investigation of the water system is complete. These annual costs are not included in this project cost. For budgeting purposes, a $12,000 fee is suggested.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $23,050**

Long-Term Needs **Four to Ten Years**

Project Index #: 1992INT3

INTERIOR FINISHES **Construction Cost $23,050**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

BUILDING INFORMATION:

Gross Area (square feet):	**4,610**
Year Constructed:	**1981**
Exterior Finish 1:	**100 % Painted Stucco / EIFS**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % R-4**
IBC Occupancy Type 2:	**%**
Construction Type:	**Wood framing**
IBC Construction Type:	**V-A**
Percent Fire Supressed:	**100 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$93,600**	**Project Construction Cost per Square Foot:**	**$44.84**
Priority Class 2:	**$90,050**	**Total Facility Replacement Construction Cost:**	**$1,383,000**
Priority Class 3:	**$23,050**	**Facility Replacement Cost per Square Foot:**	**$300**
Grand Total:	**$206,700**	**FCNI:**	**15%**

#13 RESIDENTIAL UNIT

BUILDING REPORT

The #13 Residential Unit building is a wood framed structure with a single-ply and clay tile roof on a concrete slab-on-grade foundation. The facility is designed as an inpatient residence complete with bedrooms, bathrooms, kitchens, living and dining areas. The building has 4 roof mounted HVAC units, some smoke detectors and a fire sprinkler system. The facility is not ADA compliant.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $96,800**

Currently Critical **Immediate to Two Years**

Project Index #: 1991ADA2

ADA DOOR HARDWARE REPLACEMENT **Construction Cost $9,600**

The 2010 ADA Standards for Accessible Design states that handles, pulls, latches, locks and other operable parts on doors and gates shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force to activate operable parts shall be 5 pounds maximum. It is recommended that proper lever hardware be installed on all of the interior and exterior doors in this building to meet these requirements. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and sections 309.4 and 404.2.7 of the 2010 ADA Standards For Accessible Design were used as a reference for this project.
This project or a portion thereof was previously recommended in the FCA report dated 02/21/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/17/2012.

Project Index #: 1991ADA3

ADA KITCHEN REMODEL **Construction Cost $30,000**

The two kitchens in the building are original to the building. The quality of construction and installation were inadequate for the high usage at this facility, and the cabinets and countertops are delaminating and failing. This project recommends the replacement of the existing kitchen countertops, cabinets, and associated equipment with heavy duty, quality components. The cabinets should be finished inside and outside with a melamine or similar finish which encapsulates the door, frame, and shelving. The countertops should be constructed of a highly durable product, such as stainless steel, over a moisture resistant underlayment to minimize swelling and damage from water exposure. ADA compliance according to NRS 338.180, IBC - 2012, ICC/ANSI A117.1 - 2009 and the most current version of the ADA Standards For Accessible Design should be incorporated into the design such as providing an accessible sink. This estimate includes removal and disposal of the existing materials.

Project Index #: 1991ADA4

ADA RESTROOM REMODEL **Construction Cost $40,000**

The building does not have an accessible restroom. The existing restrooms do not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit of two restrooms is necessary. This project would provide funding for construction of two unisex accessible restrooms. These items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.
This project or a portion thereof was previously recommended in the FCA report dated 02/21/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/17/2012.

Project Index #: 1991ADA5

DUAL LEVEL DRINKING FOUNTAIN INSTALLATION **Construction Cost $2,000**

This building contains a water fountain that is not ADA compliant. The 2012 IBC Section 1109.5 states where drinking fountains are provided on an exterior site, on a floor or within a secured area, no fewer than two drinking fountains shall be provided. One shall comply with the requirements for people who use a wheelchair and one shall comply with the requirements for standing persons. This project would provide funding for the purchase and installation of two drinking fountains to meet the ADA requirements.

Project Index #: 1991SFT6

EXTERIOR STAIR HANDRAIL INSTALLATION **Construction Cost $5,000**

The concrete exterior stairs at the entry are lacking a handrail as required in the 2012 IBC Chapter 10, Section 1012. This project would provide for a tubular steel framed handrail to be installed.
This project or a portion thereof was previously recommended in the FCA report dated 02/21/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/17/2012.

Project Index #: 1991SFT4

FIRE RATED CEILING REPAIRS **Construction Cost $5,000**

The fire rated ceilings in the two mechanical equipment closets are damaged and should be scheduled for immediate repairs. Penetrations have been made in the one hour fire rated assemblies when new equipment or utility lines are installed which compromises the fire protection design of the building. This project would provide for the removal of the remaining gypsum board ceiling and installation of new 5/8" type X fire rated gypsum board including taping and fire proofing all ceiling penetrations to provide a one hour fire rated ceiling assembly. Taping, texture and paint are included in this estimate.

Project Index #: 1991EXT7

ROOF / CAP FLASHING MAINTENANCE **Construction Cost $1,200**

It is important to maintain the finish, weather resistance and appearance of the roof's cap flashing, caulking and penetrations. This project recommends work to protect these elements, including re-caulking and painting the metal roof cap flashing to maintain it in a good, weather-tight condition. This project should be completed within the next one to two years.

Project Index #: 1991SFT3

SEISMIC GAS SHUT-OFF VALVE INSTALLATION **Construction Cost $4,000**

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping just prior to entering the building. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.
This project or a portion thereof was previously recommended in the FCA report dated 02/21/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/17/2012.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $92,550**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 1991EXT2

EXTERIOR FINISHES **Construction Cost $23,050**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is power washing, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.
This project or a portion thereof was previously recommended in the FCA reports dated 06/22/1998 and 02/21/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/17/2012.

Project Index #: 1991SIT2

ROOF DRAIN DOWNSPOUT MODIFICATIONS **Construction Cost $2,500**

The roof drain downspouts currently terminate within inches of the building with no continuous drainage away from the foundation. This is causing the water to pool next to the foundation and damage the foundation and walls. This project would provide for the extension of the roof drains from the downspouts to approximately 5'-0" away from the perimeter of the building to prevent pooling and damage to the building.
This project or a portion thereof was previously recommended in the FCA report dated 02/21/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/17/2012.

Project Index #: 1991EXT6

ROOF REPLACEMENT **Construction Cost $42,000**

The roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 20 years. The roof warranty expires at the end of the same time frame. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. The current roofing system was installed in 1992. It is recommended that the single-ply membrane on this building be re-roofed in the next 2-3 years to be consistent with the roofing program and the end of the warranty period. The clay tile roofing is not included in this estimate.
This project or a portion thereof was previously recommended in the FCA report dated 02/21/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/17/2012.

Project Index #: 1991PLM2

WATER TREATMENT SYSTEM INSTALLATION **Construction Cost $25,000**

The existing plumbing and HVAC systems are not equipped with a water treatment system. Failure to treat the water causes wear and tear on the domestic water supply lines, plumbing fixtures and HVAC equipment. This project would provide for the purchase and installation of water softeners/ treatment systems to serve all of the mechanical and plumbing equipment. This project would also provide for a chemical treatment program including an updated chemicals control system, service and employee training provided by a qualified water treatment vendor. The annual maintenance fee charged by the water treatment vendor would be determined after an investigation of the water system is complete. These annual costs are not included in this project cost. For budgeting purposes, a $12,000 fee is suggested.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $23,050**

Long-Term Needs **Four to Ten Years**

Project Index #: 1991INT4

INTERIOR FINISHES **Construction Cost $23,050**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 4-5 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

BUILDING INFORMATION:

Gross Area (square feet):	**4,610**
Year Constructed:	**1981**
Exterior Finish 1:	**100 % Painted Stucco / EIFS**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % R-4**
IBC Occupancy Type 2:	**%**
Construction Type:	**Wood framing**
IBC Construction Type:	**V-A**
Percent Fire Supressed:	**100 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$96,800**	**Project Construction Cost per Square Foot:**	**$46.07**
Priority Class 2:	**$92,550**	**Total Facility Replacement Construction Cost:**	**$1,383,000**
Priority Class 3:	**$23,050**	**Facility Replacement Cost per Square Foot:**	**$300**
Grand Total:	**$212,400**	**FCNI:**	**15%**

#16 EARLY CHILDHOOD SERVICES

BUILDING REPORT

The Early Childhood Services building is a prefabricated modular structure with a standing-seam metal roof on a CMU stem wall foundation. The exterior is painted wood vertical siding and the interior is painted gypsum board. It contains offices, conference areas and restrooms. It has 4 exterior wall mounted HVAC units, a fire alarm system but is lacking a fire sprinkler system. There has been some ADA improvements including a ramp into the building and a ADA unisex restroom. At the time of the 2012 survey, the roof was showing signs of leaking. It has been since been re-roofed.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $56,336**

Currently Critical **Immediate to Two Years**

Project Index #: 0363SFT3

ELECTRICAL EQUIPMENT REPLACEMENT **Construction Cost $10,000**

The existing XFMR (transformer) and electrical panel located on the exterior of this building is not NEMA 3R rated and the workspace in front of the panel is about plus or minus 24 inches; 30 inches is required by code. This project would provide for the removal and replacement of these two items with a NEMA 3R rated transformer and electrical panel and provide for 30 inches of workspace in front of the electrical panel.
This project or a portion thereof was previously recommended in the FCA report dated 02/21/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/17/2012.

Project Index #: 0363SFT2

FIRE SUPPRESSION SYSTEM INSTALLATION **Construction Cost $42,336**

The building is a B occupancy per the 2012 IBC. Pursuant to the Nevada State Fire Marshal Regulation, NAC 477.915 (c) states, that every building owned or occupied by the state which is designated as a B occupancy, or has a floor area greater than 12,000 square feet on any floor or 24,000 square feet on all floors or is an R-1 or R-2 occupancy, must have sprinklers installed when the building is remodeled or an addition is proposed. This project would provide funding for the installation of a fire sprinkler system and backflow prevention in the event the building is remodeled or an addition is undertaken.
This project or a portion thereof was previously recommended in the FCA report dated 02/21/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/17/2012.

Project Index #: 0363SFT1

SEISMIC GAS SHUT-OFF VALVE INSTALLATION **Construction Cost $4,000**

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping just prior to entering the building. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.
This project or a portion thereof was previously recommended in the FCA report dated 02/21/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/17/2012.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $101,240**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 0363INT2

CARPET REPLACEMENT **Construction Cost $14,000**

The carpet in the building is showing signs of extreme wear and should be scheduled for replacement. It is recommended that the carpet be replaced with heavy duty commercial grade carpet in the next 2-3 years.

Project Index #: 0363INT4

CEILING SYSTEM REPLACEMENT **Construction Cost $30,000**

The majority of the building has a suspended acoustical tile ceiling system. The t-bar framing is old, bent and rusted in some areas and many ceiling tiles are damaged and stained. This project would provide for the replacement of the suspended acoustical tile ceiling system including the framing, acoustical tile and seismic bracing assemblies. Removal and disposal of the existing ceiling system is included in this estimate.

Project Index #: 0363EXT3

EXTERIOR DOOR REPLACEMENT **Construction Cost $3,000**

The exterior metal doors are damaged from age and general wear and tear and have reached the end of their expected life. This project would provide for the replacement of the two door assemblies with new metal doors, frames and hardware. Removal and disposal of the existing doors is included in this estimate.

Project Index #: 0363EXT1

EXTERIOR FINISHES **Construction Cost $15,120**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is sanding, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. This project or a portion thereof was previously recommended in the FCA report dated 02/21/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/17/2012.

Project Index #: 0363ENR1

HVAC EQUIPMENT REPLACEMENT **Construction Cost $12,000**

The four HVAC packaged units were installed in 1995. They are not energy efficient and have reached the end of their expected and useful life. This project would provide for installation of four new HVAC packaged units and cleaning of the existing duct work and grilles. This project includes removal and disposal of the existing HVAC units and all required connections to utilities.

Project Index #: 0363INT3

INTERIOR DOOR REPLACEMENT **Construction Cost $3,000**

The interior doors in this building are hollow core units and most are damaged. This project would provide for the installation of new solid core interior doors including lever action door handles, hardware and paint. Frames are not included in this estimate. Removal and disposal of the existing doors is included in this cost estimate. A total of 6 interior doors was used in this estimate.

Project Index #: 0363INT1

INTERIOR FINISHES **Construction Cost $15,120**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion thereof was previously recommended in the FCA report dated 02/21/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/17/2012.

Project Index #: 0363ENR2

WINDOW REPLACEMENT **Construction Cost $9,000**

The windows are original, single pane construction in metal frames. These older windows are drafty and not energy efficient. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 12 units. Removal and disposal of the existing windows is included in this estimate.

BUILDING INFORMATION:

Gross Area (square feet):	**3,024**
Year Constructed:	**1995**
Exterior Finish 1:	**100 % Painted Wood Siding**
Exterior Finish 2:	**0 %**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % B**
IBC Occupancy Type 2:	**0 %**
Construction Type:	**Modular Building**
IBC Construction Type:	**V-B**
Percent Fire Supressed:	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$56,336**	**Project Construction Cost per Square Foot:**	**$52.11**
Priority Class 2:	**$101,240**	**Total Facility Replacement Construction Cost:**	**$454,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$150**
Grand Total:	**$157,576**	**FCNI:**	**35%**

#8 ADMINISTRATION / OFFICE FACILITY

BUILDING REPORT

The Administration/ Office Facility is a wood framed structure with a single-ply and composition roof on a concrete slab-on-grade foundation. The exterior is painted stucco and the interior is painted gypsum board. The building contains administrative offices, storage rooms, a lobby and restrooms. The building has 5 roof mounted HVAC units and also has a fire alarm system but is lacking a fire sprinkler system. The facility is not ADA compliant.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $144,800**

Currently Critical **Immediate to Two Years**

Project Index #: 0359ADA3

ADA RESTROOM REMODEL **Construction Cost $30,000**

The Men's and Women's designated ADA restrooms do not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit of both restrooms is necessary. This project would provide funding for remodeling the Men's and Women's restrooms into ADA compliant restrooms. These items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

Project Index #: 0359ADA4

DUAL LEVEL DRINKING FOUNTAIN INSTALLATION **Construction Cost $2,000**

This building contains a water fountain that is not ADA compliant. The 2012 IBC Section 1109.5 states where drinking fountains are provided on an exterior site, on a floor or within a secured area, no fewer than two drinking fountains shall be provided. One shall comply with the requirements for people who use a wheelchair and one shall comply with the requirements for standing persons. This project would provide funding for the purchase and installation of two drinking fountains to meet the ADA requirements.

Project Index #: 0359SFT2

FIRE SUPPRESSION SYSTEM INSTALLATION **Construction Cost $72,800**

The building is a B occupancy per the 2006 IBC. Pursuant to the Nevada State Fire Marshal Regulation, NAC 477.915 (c) states, that every building owned or occupied by the state which is designated as a B occupancy, or has a floor area greater than 12,000 square feet on any floor or 24,000 square feet on all floors or is an R-1 or R-2 occupancy, must have sprinklers installed when the building is remodeled or an addition is proposed. This project would provide funding for the installation of a fire sprinkler system and backflow prevention in the event the building is remodeled or an addition is undertaken.
This project or a portion thereof was previously recommended in the FCA reports dated 06/19/1998 and 02/21/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/17/2012.

Project Index #: 0359EXT2

ROOF REPLACEMENT **Construction Cost $36,000**

The roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 20 years. The roof warranty expires at the end of the same time frame. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. The current roofing system was installed in 1981. It is recommended that the single-ply membrane on this building be re-roofed in the next 1-2 years to be consistent with the roofing program and the end of the warranty period. The asphalt composition shingle roofing is not included in this estimate.

Project Index #: 0359SFT3

SEISMIC GAS SHUT-OFF VALVE INSTALLATION **Construction Cost $4,000**

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping just prior to entering the building. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.
This project or a portion thereof was previously recommended in the FCA report dated 02/21/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/17/2012.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $82,650**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 0359EXT1

EXTERIOR FINISHES **Construction Cost $26,000**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is power washing, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2-4 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.
This project or a portion thereof was previously recommended in the FCA reports dated 06/19/1998 and 02/21/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/17/2012.

Project Index #: 0359INT2

INTERIOR FINISHES **Construction Cost $26,000**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.
This project or a portion thereof was previously recommended in the FCA reports dated 06/19/1998 and 02/21/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/17/2012.

Project Index #: 0359INT3

JANITORS CLOSET REPAIRS **Construction Cost $1,400**

The mop sink in the Janitors Closet is mounted adjacent to gypsum board and is showing signs of water damage. This project would provide fiberglass reinforced panels (FRP) to be installed on the walls adjacent to the mop sink. The FRP shall extend two feet beyond the edge of the sink and a minimum of 54" above the floor finish.

Project Index #: 0359ENR2

WINDOW REPLACEMENT **Construction Cost $29,250**

The windows are original, single pane construction in metal frames. These older windows are drafty and not energy efficient. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 39 units. Removal and disposal of the existing windows is included in this estimate.

BUILDING INFORMATION:

Gross Area (square feet):	**5,200**
Year Constructed:	**1981**
Exterior Finish 1:	**100 % Painted Stucco / EIFS**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % B**
IBC Occupancy Type 2:	**%**
Construction Type:	**Wood framing**
IBC Construction Type:	**V-B**
Percent Fire Supressed:	**0 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$144,800**	**Project Construction Cost per Square Foot:**	**$43.74**
Priority Class 2:	**$82,650**	**Total Facility Replacement Construction Cost:**	**$1,560,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$300**
Grand Total:	**$227,450**	**FCNI:**	**15%**

#12 RESIDENTIAL PROGRAMS SOCIAL SERVICES

BUILDING REPORT

The Residential Programs and Social Services building is a two story wood framed structure with a composition shingle roof on a concrete slab-on-grade foundation. This building resembles a residential four-plex and is capable of housing four families. Each unit has bedrooms, bathrooms, living room, and kitchen areas. The exterior is painted stucco and the interior is painted gypsum board. There are 4 HVAC units and the building has a fire sprinkler system. The facility is not ADA compliant.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $148,150**

Currently Critical **Immediate to Two Years**

Project Index #: 0358ADA4

ADA DOOR HARDWARE REPLACEMENT

Construction Cost $54,750

The 2010 ADA Standards for Accessible Design states that handles, pulls, latches, locks and other operable parts on doors and gates shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist. The force to activate operable parts shall be 5 pounds maximum. It is recommended that proper lever hardware be installed on all of the interior and exterior doors in this building to meet these requirements. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and sections 309.4 and 404.2.7 of the 2010 ADA Standards For Accessible Design were used as a reference for this project.

Project Index #: 0358ADA5

ADA KITCHEN REMODEL

Construction Cost $30,000

The two kitchens in the building are original to the building. The quality of construction and installation were inadequate for the high usage at this facility, and the cabinets and countertops are delaminating and failing. This project recommends the replacement of the existing kitchen countertops, cabinets, and associated equipment with heavy duty, quality components. The cabinets should be finished inside and outside with a melamine or similar finish which encapsulates the door, frame, and shelving. The countertops should be constructed of a highly durable product, such as stainless steel, over a moisture resistant underlayment to minimize swelling and damage from water exposure. ADA compliance according to NRS 338.180, IBC - 2012, ICC/ANSI A117.1 - 2009 and the most current version of the ADA Standards For Accessible Design should be incorporated into the design such as providing an accessible sink. This estimate includes removal and disposal of the existing materials.

Project Index #: 0358ADA3

ADA RESTROOM UPGRADE

Construction Cost $40,000

The building does not have an accessible restroom. The existing restrooms do not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit of two restrooms is necessary. This project would provide funding for construction of two unisex accessible restrooms. These items may include a new sink, toilet, hardware, mirrors, fixtures, flooring and paint. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.
This project or a portion thereof was previously recommended in the FCA report dated 02/21/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/17/2012.

Project Index #: 0358SFT4

FIRE RATED CEILING REPAIRS

Construction Cost $5,000

The fire rated ceilings in the two mechanical equipment closets are damaged and should be scheduled for immediate repairs. Penetrations have been made in the one hour fire rated assemblies when new equipment or utility lines are installed which compromises the fire protection design of the building. This project would provide for the removal of the remaining gypsum board ceiling and installation of new 5/8" type X fire rated gypsum board including taping and fire proofing all ceiling penetrations to provide a one hour fire rated ceiling assembly. Taping, texture and paint are included in this estimate.

Project Index #: 0358EXT4

ROOF REPLACEMENT **Construction Cost $14,400**

The roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 20 years. The roof warranty expires at the end of the same time frame. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. The current roofing system was installed in 1981. It is recommended that the single-ply membrane on this building be re-roofed in the next 2-3 years to be consistent with the roofing program and the end of the warranty period. The asphalt composition shingle roofing is not included in this estimate.
This project or a portion thereof was previously recommended in the FCA report dated 02/21/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/17/2012.

Project Index #: 0358SFT3

SEISMIC GAS SHUT-OFF VALVE INSTALLATION **Construction Cost $4,000**

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping just prior to entering the building. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.
This project or a portion thereof was previously recommended in the FCA report dated 02/21/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/17/2012.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: $128,150

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 0358EXT3

EXTERIOR FINISHES **Construction Cost $46,325**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is power washing, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.
This project or a portion thereof was previously recommended in the FCA reports dated 06/22/1998 and 02/21/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/17/2012.

Project Index #: 0358INT3

INTERIOR FINISHES **Construction Cost $46,325**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.
This project or a portion thereof was previously recommended in the FCA reports dated 06/22/1998 and 02/21/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/17/2012.

Project Index #: 0358SIT1

ROOF DRAIN DOWNSPOUT MODIFICATIONS **Construction Cost $2,500**

The roof drain downspouts currently terminate within inches of the building with no continuous drainage away from the foundation. This is causing the water to pool next to the foundation and damage the foundation and walls. This project would provide for the extension of the roof drains from the downspouts to approximately 5'-0" away from the perimeter of the building to prevent pooling and damage to the building.
This project or a portion thereof was previously recommended in the FCA report dated 02/21/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/17/2012.

Project Index #: 0358PLM3

WATER HEATER REPLACEMENT **Construction Cost $3,000**

There are two 40 gallon gas-fired water heaters in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, these units are showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that two new gas-fired water heaters be installed. Removal and disposal of the existing equipment is included in this estimate.
This project or a portion thereof was previously recommended in the FCA report dated 02/21/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/17/2012.

Project Index #: 0358ENR1

WINDOW REPLACEMENT **Construction Cost $30,000**

The windows are original, single pane construction in metal frames. These older windows are drafty and not energy efficient. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 40 units. Removal and disposal of the existing windows is included in this estimate.
This project or a portion thereof was previously recommended in the FCA report dated 02/21/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/17/2012.

BUILDING INFORMATION:

Gross Area (square feet):	**9,265**
Year Constructed:	**1981**
Exterior Finish 1:	**100 % Painted Stucco / EIFS**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**2 Basement? No**
IBC Occupancy Type 1:	**100 % R-4**
IBC Occupancy Type 2:	**%**
Construction Type:	**Wood framing**
IBC Construction Type:	**V-A**
Percent Fire Supressed:	**100 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$148,150**	**Project Construction Cost per Square Foot:**	**$29.82**
Priority Class 2:	**$128,150**	**Total Facility Replacement Construction Cost:**	**$2,780,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$300**
Grand Total:	**$276,300**	**FCNI:**	**10%**

#11 RESIDENTIAL UNIT

BUILDING REPORT

Building #11 is a two story wood framed structure with a composition shingle roof on a concrete slab-on-grade foundation. This building resembles a residential four-plex and is capable of housing four families. Each unit has bedrooms, bathrooms, living room, and kitchen areas. The exterior is painted stucco and the interior is painted gypsum board. There are 4 HVAC units and the building has a fire sprinkler system. The facility is not ADA compliant.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $101,900**

Currently Critical **Immediate to Two Years**

Project Index #: 0357ADA3

ADA KITCHEN REMODELS

Construction Cost $50,000

The five kitchens in the building are in fair to poor condition. The quality of construction and installation were inadequate for the high usage at this facility, and the cabinets and countertops are delaminating and failing. This project recommends the replacement of the existing kitchen countertops, cabinets, and associated equipment with heavy duty, quality components. The cabinets should be finished inside and outside with a melamine or similar finish which encapsulates the door, frame, and shelving. The countertops should be constructed of a highly durable product, such as stainless steel, over a moisture resistant underlayment to minimize swelling and damage from water exposure. ADA compliance according to NRS 338.180, IBC - 2012, ICC/ANSI A117.1 - 2009 and the most current version of the ADA Standards For Accessible Design should be incorporated into the design such as providing an accessible sink. This estimate includes removal and disposal of the existing materials.

Project Index #: 0357ADA2

ADA RESTROOM UPGRADE

Construction Cost $20,000

The building does not have an accessible restroom. The existing restrooms do not meet the Americans with Disabilities Act (ADA) requirements. A complete retrofit of four of the first floor restrooms is necessary. This project would provide funding for construction of four unisex accessible restrooms on the first floor. These items may include new sinks, toilets, hardware, mirrors, fixtures, flooring and paint. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

Project Index #: 0357SFT2

EGRESS WINDOWS

Construction Cost $16,000

After this building was built, residential sleeping room emergency egress requirements came into the International Building Code. Part of these requirements included a maximum sill height of 44" above the finished floor. The window sill height currently is 47" above finished floor. This project recommends replacing the existing windows with 48" x 48" dual pane horizontal sliders, installed to meet minimum safety standard for emergency egress.
Project based on 2012 IBC Chapter 10 Section 1029.3, This project or a portion thereof was previously recommended in the FCA report dated 02/21/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/17/2012.

Project Index #: 0357SFT6

EXIT SIGN UPGRADE

Construction Cost $5,400

The existing exit signs in this building are older types and should be replaced with new self-illuminated or LED style signs with battery-backed internal systems. There are also missing signs at some of the exit doors. IBC - 2012 Chapter 10 was referenced for this project.

Project Index #: 0357SFT5

FIRE RATED CEILING REPAIRS **Construction Cost $5,000**

The fire rated ceilings in the two mechanical equipment closets are damaged and should be scheduled for immediate repairs. Penetrations have been made in the one hour fire rated assemblies when new equipment or utility lines are installed which compromises the fire protection design of the building. This project would provide for the removal of the remaining gypsum board ceiling and installation of new 5/8" type X fire rated gypsum board including taping and fire proofing all ceiling penetrations to provide a one hour fire rated ceiling assembly. Taping, texture and paint are included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 02/21/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/17/2012.

Project Index #: 0357ELE2

GFCI DUPLEX OUTLET REPLACEMENT **Construction Cost $1,500**

There are several outlets in the restrooms and kitchens throughout the building which are not GFCI protected. These outlets should be changed to GFCI type outlets per the 2011 NEC. There are also several GFCI outlets throughout the building which are damaged and not working properly. This project would provide for the purchase and installation of GFCI duplex outlets.

This project or a portion thereof was previously recommended in the FCA report dated 02/21/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/17/2012.

Project Index #: 0357SFT3

SEISMIC GAS SHUT-OFF VALVE INSTALLATION **Construction Cost $4,000**

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping just prior to entering the building. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.

This project or a portion thereof was previously recommended in the FCA report dated 02/21/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/17/2012.

PRIORITY CLASS 2 PROJECTS

Total Construction Cost for Priority 2 Projects: $134,050

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 0357EXT2

EXTERIOR FINISHES **Construction Cost $46,325**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is power washing, priming and painting and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

This project or a portion thereof was previously recommended in the FCA reports dated 06/22/1998 and 02/21/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/17/2012.

Project Index #: 0357INT3

INTERIOR FINISHES **Construction Cost $46,325**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.

This project or a portion thereof was previously recommended in the FCA reports dated 6/19/1998 and 02/21/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/17/2012.

Project Index #: 0357EXT4

ROOF REPLACEMENT **Construction Cost $14,400**

The roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 20 years. The roof warranty expires at the end of the same time frame. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. The current roofing system was installed in 1981. It is recommended that the single-ply membrane on this building be re-roofed in the next 2-3 years to be consistent with the roofing program and the end of the warranty period. The asphalt composition shingle roofing is not included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 02/21/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/17/2012.

Project Index #: 0357ENR1

WINDOW REPLACEMENT **Construction Cost $27,000**

The windows are original, single pane construction in metal frames. These older windows are drafty and not energy efficient. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 27 units. Removal and disposal of the existing windows is included in this estimate.

This project or a portion thereof was previously recommended in the FCA report dated 02/21/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/17/2012.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $20,000**

Long-Term Needs **Four to Ten Years**

Project Index #: 0357INT4

INTERIOR DOOR REPLACEMENT **Construction Cost $20,000**

The interior doors in this building are hollow core units and most are damaged. This project would provide for the installation of new solid core interior doors including lever action door handles, hardware and paint. Frames are not included in this estimate. Removal and disposal of the existing doors is included in this cost estimate. A total of 40 interior doors was used in this estimate.

This project or a portion thereof was previously recommended in the FCA reports dated 6/19/1998 and 02/21/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/17/2012.

BUILDING INFORMATION:

Gross Area (square feet):	**9,265**
Year Constructed:	**1981**
Exterior Finish 1:	**100 % Painted Stucco / EIFS**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**2 Basement? No**
IBC Occupancy Type 1:	**100 % R-4**
IBC Occupancy Type 2:	**%**
Construction Type:	**Wood framing**
IBC Construction Type:	**V-A**
Percent Fire Supressed:	**100 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$101,900**	**Project Construction Cost per Square Foot:**	**$27.63**
Priority Class 2:	**$134,050**	**Total Facility Replacement Construction Cost:**	**$2,780,000**
Priority Class 3:	**$20,000**	**Facility Replacement Cost per Square Foot:**	**$300**
Grand Total:	**$255,950**	**FCNI:**	**9%**

#10 WRAPAROUND

BUILDING REPORT

Building #10 is a masonry framed structure with a single-ply and composition shingle roofing system on a concrete slab-on-grade foundation. This facility resembles a residential duplex in that in each half it has three sleeping rooms, a kitchen living room, laundry, and related spaces. The exterior is painted masonry and the interior is painted gypsum board. There are two HVAC units, fire alarm and sprinkler systems in the facility. There have been some ADA modifications but the building is not fully ADA compliant.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $63,300**

Currently Critical **Immediate to Two Years**

Project Index #: 0356ADA3

ADA KITCHEN REMODELS **Construction Cost $40,000**

The two kitchens in the building are in fair to poor condition. The quality of construction and installation were inadequate for the high usage at this facility, and the cabinets and countertops are delaminating and failing. This project recommends the replacement of the existing kitchen countertops, cabinets, and associated equipment with heavy duty, quality components. The cabinets should be finished inside and outside with a melamine or similar finish which encapsulates the door, frame, and shelving. The countertops should be constructed of a highly durable product, such as stainless steel, over a moisture resistant underlayment to minimize swelling and damage from water exposure. ADA compliance according to NRS 338.180, IBC - 2012, ICC/ANSI A117.1 - 2009 and the most current version of the ADA Standards For Accessible Design should be incorporated into the design such as providing an accessible sink. This estimate includes removal and disposal of the existing materials.

Project Index #: 0356SFT6

EXIT SIGN UPGRADE **Construction Cost $1,800**

The existing exit signs in this building are older types and should be replaced with new self-illuminated or LED style signs with battery-backed internal systems. IBC - 2012 Chapter 10 was referenced for this project.
This project or a portion thereof was previously recommended in the FCA report dated 02/21/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/17/2012.

Project Index #: 0356INT5

FIRE RATED CEILING REPAIRS **Construction Cost $2,500**

The fire rated ceiling in the telecommunications closet is damaged and should be scheduled for immediate repairs. Penetrations have been made in the one hour fire rated assemblies when new equipment or utility lines are installed which compromises the fire protection design of the building. This project would provide for the removal of the remaining gypsum board ceiling and installation of new 5/8" type X fire rated gypsum board including taping and fire proofing all ceiling penetrations to provide a one hour fire rated ceiling assembly. Taping, texture and paint are included in this estimate.
This project or a portion thereof was previously recommended in the FCA report dated 02/21/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/17/2012.

Project Index #: 0356SFT3

SEISMIC GAS SHUT-OFF VALVE INSTALLATION **Construction Cost $4,000**

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping just prior to entering the building. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.
This project or a portion thereof was previously recommended in the FCA report dated 02/21/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/17/2012.

Project Index #: 0356SFT5

WINDOW REPLACEMENT **Construction Cost $15,000**

The windows are original, single pane construction in metal frames. These older windows are drafty and not energy efficient. There are four windows around the building which have an exposed bottom edge less than 18 inches above the floor. This condition requires safety glazing according to 2003 IBC Section 2406.3. This project recommends replacing the windows with dual pane, higher efficiency units including safety glazing where required. This estimate is for the replacement of 15 units. Removal and disposal of the existing windows is included in this estimate.
This project or a portion thereof was previously recommended in the FCA report dated 02/21/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/17/2012.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $41,500**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 0356EXT1

EXTERIOR FINISHES **Construction Cost $20,000**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is painting the brick masonry and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted and caulked in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.
This project or a portion thereof was previously recommended in the FCA reports dated 06/19/1998 and 02/21/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/17/2012.

Project Index #: 0356INT4

INTERIOR FINISHES **Construction Cost $20,000**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.
This project or a portion thereof was previously recommended in the FCA reports dated 06/19/1998 and 02/21/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/17/2012.

Project Index #: 0356PLM3

WATER HEATER REPLACEMENT **Construction Cost $1,500**

There is a 40 gallon gas-fired water heater in the building. The average life span of a water heater is eight to ten years. With the passage of time and constant use, this unit is showing signs of wear and should be scheduled for replacement in the next 2-3 years. It is recommended that a new gas-fired water heater be installed. Removal and disposal of the existing equipment is included in this estimate.

BUILDING INFORMATION:

Gross Area (square feet):	**4,000**
Year Constructed:	**1974**
Exterior Finish 1:	**100 % Painted Masonry**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % R-4**
IBC Occupancy Type 2:	**%**
Construction Type:	**Masonry & Wood**
IBC Construction Type:	**V-B**
Percent Fire Supressed:	**100 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$63,300**	**Project Construction Cost per Square Foot:**	**$26.20**
Priority Class 2:	**$41,500**	**Total Facility Replacement Construction Cost:**	**$1,200,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$300**
Grand Total:	**$104,800**	**FCNI:**	**9%**

#9 FISCAL / PAYROLL SERVICES

BUILDING REPORT

The Fiscal/ Payroll Services building is a masonry framed structure with a single-ply and composition shingles roofing system on a concrete slab-on-grade foundation. This facility resembles a residential duplex in that in each half it has three sleeping rooms, a kitchen living room, laundry, and related spaces. The exterior is painted masonry and the interior is painted gypsum board. There are two HVAC units, fire alarm and sprinkler systems in the facility. There have been some ADA modifications but the building is not fully ADA compliant.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $13,300**

Currently Critical **Immediate to Two Years**

Project Index #: 0355SFT5

EXIT SIGN INSTALLATION **Construction Cost $1,800**

The building does not have any exit signs which does not meet current standards. This project would provide for the purchase and installation of self-illuminated or LED style exit signs with battery-backed internal systems. IBC - 2012 Chapter 10 was referenced for this project.

Project Index #: 0355SFT2

EXTERIOR LANDING REPLACEMENT **Construction Cost $2,500**

The landing outside the main door into 4B is lower than allowed by the 2012 International Building Code and the Americans with Disabilities Act (ADA). This report recommends modifying the concrete flatwork outside this door to provide a landing no more than ½" lower than the threshold. This project would provide for the removal and replacement of a section of the flatwork to provide a code compliant landing and transition to the remaining flatwork.
This project or a portion thereof was previously recommended in the FCA reports dated 06/19/1998 and 02/21/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/17/2012.

Project Index #: 0355SFT4

SAFETY GLAZING INSTALLATION **Construction Cost $5,000**

There are four windows around the building which have an exposed bottom edge less than 18 inches above the floor. This condition requires safety glazing according to 2012 IBC Section 2406.4.3. This project would provide for the removal and replacement of the windows with safety glazing.
This project or a portion thereof was previously recommended in the FCA report dated 02/21/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/17/2012.

Project Index #: 0355SFT3

SEISMIC GAS SHUT-OFF VALVE INSTALLATION **Construction Cost $4,000**

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping just prior to entering the building. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.
This project or a portion thereof was previously recommended in the FCA report dated 02/21/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/17/2012.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $56,500**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 0355EXT1

EXTERIOR FINISHES **Construction Cost $20,000**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is painting the brick masonry and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted and caulked in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.
This project or a portion thereof was previously recommended in the FCA reports dated 06/19/1998 and 02/21/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/17/2012.

Project Index #: 0355INT4

INTERIOR FINISHES **Construction Cost $20,000**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability.
This project or a portion thereof was previously recommended in the FCA reports dated 06/19/1998 and 02/21/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/17/2012.

Project Index #: 0355SIT1

ROOF DRAIN DOWNSPOUT MODIFICATIONS **Construction Cost $2,500**

The roof drain downspouts currently terminate within inches of the building with no continuous drainage away from the foundation. This is causing the water to pool next to the foundation and damage the foundation and walls. This project would provide for the extension of the roof drains from the downspouts to approximately 5'-0" away from the perimeter of the building to prevent pooling and damage to the building.

Project Index #: 0355ENR2

WINDOW REPLACEMENT **Construction Cost $14,000**

The windows are original, single pane construction in metal frames. These older windows are drafty and not energy efficient. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 14 units. Removal and disposal of the existing windows is included in this estimate.

BUILDING INFORMATION:

Gross Area (square feet):	**4,000**
Year Constructed:	**1974**
Exterior Finish 1:	**100 % Painted Masonry**
Exterior Finish 2:	**%**
Number of Levels (Floors):	**1 Basement? No**
IBC Occupancy Type 1:	**100 % R-4**
IBC Occupancy Type 2:	**%**
Construction Type:	**Masonry & Wood**
IBC Construction Type:	**V-B**
Percent Fire Supressed:	**100 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$13,300**	**Project Construction Cost per Square Foot:**	**$17.45**
Priority Class 2:	**$56,500**	**Total Facility Replacement Construction Cost:**	**$1,200,000**
Priority Class 3:	**$0**	**Facility Replacement Cost per Square Foot:**	**$300**
Grand Total:	**$69,800**	**FCNI:**	**6%**

#7 WEST NBHD FAMILY SERVICES CENTER

BUILDING REPORT

The West Neighborhood Family Services Center building is a masonry framed structure with a single-ply and composition shingle roofing system on a concrete slab-on-grade foundation. The exterior is painted masonry and the interior is painted gypsum board and masonry. The HVAC system has boilers, a chiller, cooling tower and fan coils which provide the heating and cooling throughout the building. The facility also has a fire alarm and sprinkler system. This building is not ADA compliant.

PRIORITY CLASS 1 PROJECTS **Total Construction Cost for Priority 1 Projects: $10,000**

Currently Critical **Immediate to Two Years**

Project Index #: 0354ADA2

DUAL LEVEL DRINKING FOUNTAIN INSTALLATION **Construction Cost $2,000**

This building contains a water fountain that is not ADA compliant. The 2012 IBC Section 1109.5 states where drinking fountains are provided on an exterior site, on a floor or within a secured area, no fewer than two drinking fountains shall be provided. One shall comply with the requirements for people who use a wheelchair and one shall comply with the requirements for standing persons. This project would provide funding for the purchase and installation of two drinking fountains to meet the ADA requirements.

Project Index #: 0354SFT4

INTERIOR HANDRAIL REPLACEMENT **Construction Cost $4,000**

The interior stair handrails are older and do not meet code for safety or accessibility. The gripping surfaces are incorrect and they are not continuous from the top to bottom landings. This project recommends the installation of handrails on both sides of the stairs, with proper returns and supports. Removal and disposal of the existing railing is included. The 2012 IBC, ICC/ANSI A117.1 - 2009, NRS 338.180 and the most current version of the ADA Standards For Accessible Design were used as a reference for this project.

Project Index #: 0354SFT3

SEISMIC GAS SHUT-OFF VALVE INSTALLATION **Construction Cost $4,000**

This project would provide for the installation of a seismic gas shut-off valve on the main gas service piping just prior to entering the building. This estimate is based on the manufacturer Pacific Seismic Products or approved equal, equipped with the optional Model MS remote monitoring switch (to be interfaced with the direct digital control system and/or with an audible alarm). The gas piping immediately adjacent to the seismic gas valve shall be secured to the building utilizing unistrut channel bracing.
This project or a portion thereof was previously recommended in the FCA report dated 02/21/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/17/2012.

PRIORITY CLASS 2 PROJECTS **Total Construction Cost for Priority 2 Projects: $574,500**

Necessary - Not Yet Critical **Two to Four Years**

Project Index #: 0354HVA4

CHILLER AND COOLING TOWER REPLACEMENT **Construction Cost $150,000**

The building is cooled by a chiller and cooling tower system. The equipment is original to the building and is reaching the end of its useful life. It is recommended to schedule replacement of the chiller and cooling tower in the next 2-3 years. This project provides for disposal of the existing units and replacement with a new water cooled centrifugal chiller and cooling tower including connections to utilities. The new system shall be designed to significantly reduce electrical usage in order to comply with the 2009 IECC and ASHRAE 90.1 and to reduce utility costs. This project includes removal and disposal of the existing equipment and all required connections to utilities.

Project Index #: 0354INT5

INTERIOR FINISHES **Construction Cost $62,500**

The interior finishes are in fair condition. It is recommended that the interior walls and ceilings be painted at least once in the next 2-3 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure. Prior to painting, all surfaces should be repaired and prepped. An epoxy-based paint should be utilized in wet areas for durability. This project or a portion thereof was previously recommended in the FCA reports dated 06/19/1998 and 02/21/2007. It has been amended accordingly to reflect conditions observed during the most recent survey date of 10/17/2012.

Project Index #: 0354PLM3

PLUMBING REPLACEMENT **Construction Cost $250,000**

The plumbing and waste system is older and in poor condition. All of the pipes are original to the building and should be scheduled for replacement. The piping that supports the HVAC system has mineral build-up and corrosion throughout as do the domestic water lines. The sewer pipes also have considerable build up inside the pipes and get clogged often causing back ups and flooding in the building. This project recommends replacing all of the water, HVAC and sewer lines in the building. This estimate includes removal and disposal of the existing system as required.

Project Index #: 0354EXT5

ROOF REPLACEMENT **Construction Cost $60,000**

The roof on this building was in fair condition at the time of the survey. The statewide roofing program has set the useful life of an average roof at 20 years. The roof warranty expires at the end of the same time frame. The temperature fluctuations throughout the year, consistent wind which blows sand and dirt on to the roof membrane, and constant exposure to the sun are contributing factors to wear and deterioration. The current roofing system was installed in 1981. It is recommended that the single-ply membrane on this building be re-roofed in the next 2-3 years to be consistent with the roofing program and the end of the warranty period. The asphalt composition shingle roofing is not included in this estimate.

Project Index #: 0354ENR2

WINDOW REPLACEMENT **Construction Cost $52,000**

The windows are original, single pane construction in metal frames. These older windows are drafty and not energy efficient. This project recommends replacing the windows with dual pane, higher efficiency units. This estimate is for the replacement of 52 units. Removal and disposal of the existing windows is included in this estimate.

PRIORITY CLASS 3 PROJECTS **Total Construction Cost for Priority 3 Projects: $62,500**

Long-Term Needs **Four to Ten Years**

Project Index #: 0354EXT4

EXTERIOR FINISHES **Construction Cost $62,500**

It is important to maintain the finish, weather resistance and appearance of the building. This project would provide funding to protect the exterior of the building excluding the roof. Included in the cost is painting the brick masonry and caulking of the windows, flashing, fixtures and all other penetrations. It is recommended that the building be painted and caulked in the next 5-7 years and that this project be scheduled on a cyclical basis to maintain the integrity of the structure.

BUILDING INFORMATION:

Gross Area (square feet):	**12,500**
Year Constructed:	**1974**
Exterior Finish 1:	**80 % Painted Stucco / EIFS**
Exterior Finish 2:	**20 % Painted CMU**
Number of Levels (Floors):	**2 Basement? No**
IBC Occupancy Type 1:	**60 % I-2**
IBC Occupancy Type 2:	**40 % B**
Construction Type:	**Masonry and Wood framing**
IBC Construction Type:	**V-N**
Percent Fire Supressed:	**100 %**

PROJECT CONSTRUCTION COST TOTALS SUMMARY:

Priority Class 1:	**$10,000**	**Project Construction Cost per Square Foot:**	**$51.76**
Priority Class 2:	**$574,500**	**Total Facility Replacement Construction Cost:**	**$3,750,000**
Priority Class 3:	**$62,500**	**Facility Replacement Cost per Square Foot:**	**$300**
Grand Total:	**$647,000**	**FCNI:**	**17%**

NOTES:

The deficiencies outlined in this report were noted from a visual survey. The costs do not represent the cost of a complete facility renovation or maintenance needs. Recommended projects do not include telecommunications, furniture, window treatment, space change, program issues, relocation, swing space, or costs that could not be identified or determined from the survey and available building information.

Individual projects and costs noted herein may be impacted by new construction materials or methods, agency projects, and pending or proposed Capital Improvement Projects (CIP).

This report was created under the authority found in NRS 341.201 by the State Public Works Board and should be utilized as a planning level document.

REPORT DEVELOPMENT:

State Public Works Board	515 E. Musser Street, Suite 102	(775) 684-4141 voice
Facilities Condition Analysis	Carson City, Nevada 89701-4263	(775) 684-4142 facsimile

Southern Nevada Child & Adolescent Services Site – FCA Site #9991
Description: ADA accessible parking adjacent to Building 15.

Southern Nevada Child & Adolescent Services Site – FCA Site #9991
Description: Damaged walkway, note tripping hazard.

Pool House / Storage – FCA Building #1995
Description: Exterior of the building.

Desert Willow Treatment Center – FCA Building #1994
Description: Water damage to CMU wall in courtyard.

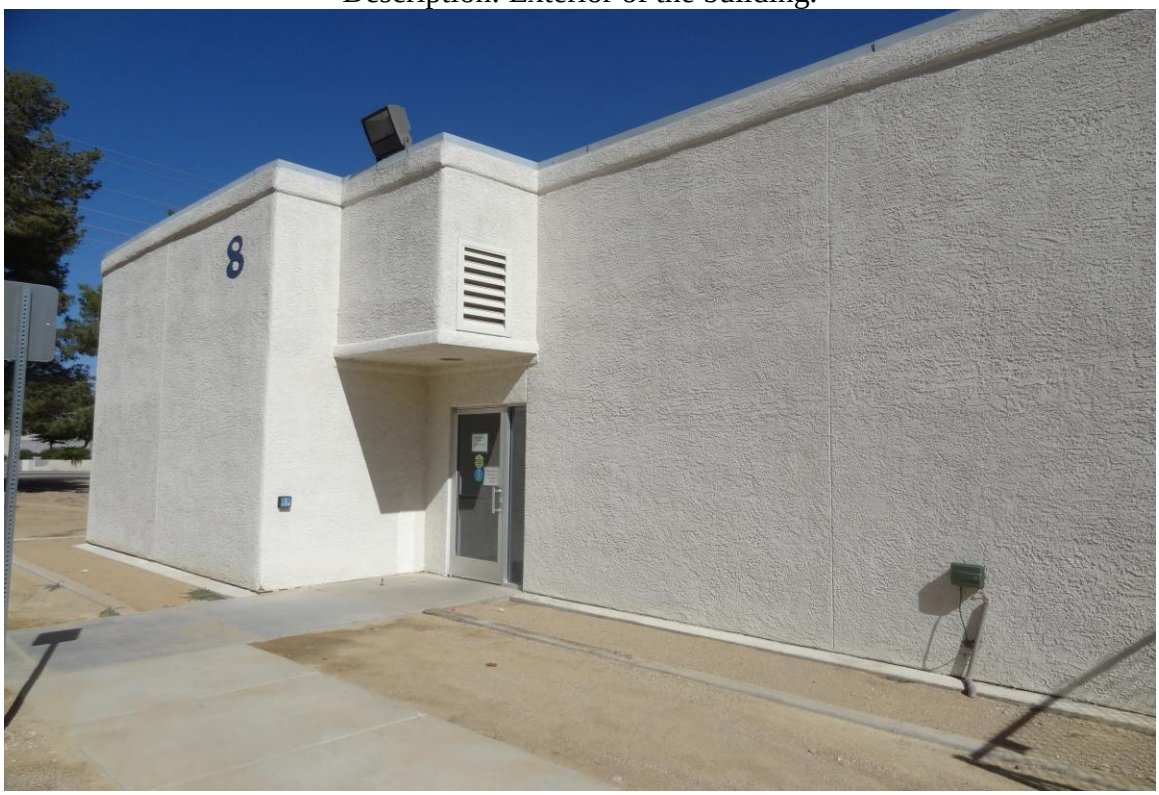
#17 Desert Willow Treatment Center – FCA Building #1994
Description: Typical interior space.

#15 West Neighborhood Family Services – FCA Building #1993
Description: Exterior of the building.

#14 Residential Unit – FCA Building #1992
Description: Exterior of the building.

#13 Residential Unit – FCA Building #1991
Description: Exterior of the building.

#16 Early Childhood Services – FCA Building #0363
Description: Exterior of the building.



#8 Administration / Office Facility – FCA Building #0359
Description: Exterior of the building.

#12 Residential Programs Social Services – FCA Building #0358
Description: Exterior of the building.

#11 Residential Unit – FCA Building #0357
Description: Exterior of the building.

#10 Wraparound – FCA Building #0356
Description: Exterior of the building.

#9 Fiscal / Payroll Services – FCA Building #0355
Description: Exterior of the building.

#7 West Neighborhood Family Services Center – FCA Building #0354
Description: Exterior of the building.